142.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,900 / 821,900
					USE VALUE:	821,900 / 821,900
					ASSESSED:	821,900 / 821,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARROLL BRUCE W--ETAL
Owner 2:	SHAW MERRI LEA
Owner 3:	
Street 1:	170 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,381 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 1764 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6381.000	332,800		489,100	821,900
Total Card	0.146	332,800		489,100	821,900
Total Parcel	0.146	332,800		489,100	821,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.93 | /Parcel: 465.9

Legal Description

User Acct 91803

GIS Ref

GIS Ref

Insp Date 07/26/16

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 142.0-0004-0004.0

!11008!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,800	0	6,381.	489,100	821,900	821,900	Year End Roll	12/18/2019
2019	101	FV	249,200	0	6,381.	458,600	707,800	707,800	Year End Roll	1/3/2019
2018	101	FV	249,200	0	6,381.	379,100	628,300	628,300	Year End Roll	12/20/2017
2017	101	FV	249,200	0	6,381.	348,500	597,700	597,700	Year End Roll	1/3/2017
2016	101	FV	219,000	2200	6,381.	317,900	539,100	539,100	Year End	1/4/2016
2015	101	FV	213,700	2200	6,381.	311,800	527,700	527,700	Year End Roll	12/11/2014
2014	101	FV	213,700	2200	6,381.	289,800	505,700	505,700	Year End Roll	12/16/2013
2013	101	FV	213,700	2200	6,381.	275,800	491,700	491,700		12/13/2012

PRINT

Date	Time
12/11/20	01:13:38

LAST REV

Date	Time
09/08/16	08:55:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11008

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	961-168		10/1/1982		89,850	No	No		Y

USER DEFINED

Prior Id # 1:	91803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2015	908	Addition	100,000		7/8/2015			Construct a two st

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
11/22/2008	Meas/Inspect	345	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/18/1999	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6381		Sq. Ft.	Site		0	80.	0.96	9									489,142						489,100	

Total AC/HA: 0.14649 | Total SF/SM: 6381 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 489,142 | Spl Credit | Total: 489,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24523807
Const Adj.:	0.97563571
Adj $ / SQ:	151.862
Other Features:	100800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408792
Depreciation:	76035
Depreciated Total:	332757

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

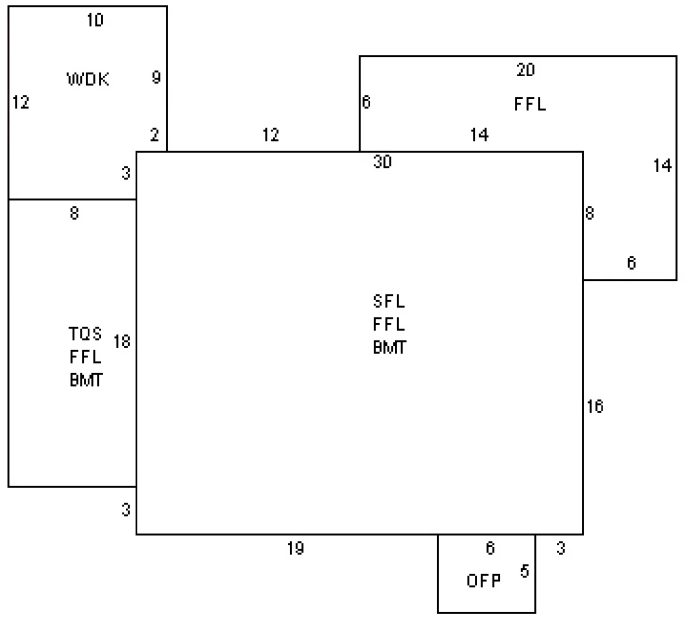
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.86
Special Features:	0	Val/Su Net:	122.17
Final Total:	332800	Val/Su SzAd	188.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	151.860	149,433
BMT	Basement	816	45.560	37,176
SFL	Second Floor	672	151.860	102,051
WDK	Deck	114	14.410	1,643
TQS	3/4 Story	108	151.860	16,401
OFP	Open Porch	30	42.930	1,288

Net Sketched Area:	2,724			Total:	307,992
Size Ad	1764	Gross Are	2760	FinArea	1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc